



FMW Renovation Update

June 3, 2018

Mankind owns four things that are no good at sea.
Rudder. Anchor. Oars.
And the fear of going down.

— Antonio Machado

The eve of destruction . . .

Monday

Our Building Civil Permit was approved late on Friday, but DCRA is closed for the holiday, so we still can't prove it.

Tuesday

We pick up the permit first thing and transmit it to Melinda, the DOEE scheduler, so that Monarc can schedule the necessary preconstruction inspection meeting.

We issue a Notice to Proceed to Monarc, and Monarc accepts it. This finally starts the clock on the construction schedule, with estimated completion next March.

The Building Civil Permit allows us to move forward with initial staging, demolition, and excavation, but we do not have the actual Building Permit, which we will need in a few weeks to continue.

We await approval from Daniel, the zoning reviewer, who left town last week and will return on June 6.

We reach out to his supervisor, who responds that Daniel has 15 days to review our last response, so he doesn't see any reason not to wait for Daniel's return.

We continue work to respond to Monarc's first invoice.

Wednesday

We receive proposals from the architects and engineers, who project higher construction charges than we anticipated. We ask for clarification.

We reach out to our local ANC commissioner to let her know that work is getting close.

Thursday

We meet with Kamol, the Monarc permit expediter and Fikru, the DDOT reviewer who will consider our request for parking spaces and other public space use.

It is clear that the public space use application needs more detail about the schedule.

Friday

Continuing to consider elevator interiors, we drive out to Falls Church to see a nice-looking Schindler elevator with "wood" paneling.

Looking Ahead

Daniel will return on Wednesday and may approve our Building Permit.

We meet with Monarc and the architects Wednesday for the first work-in-progress meeting. We expect a revised schedule later in the week.

The demolition subcontractor is ready to start as early as Friday. That could happen, if Monarc can arrange the space use permit in time.